

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**Division of Housing Policy Development**

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December 30, 2004

Mr. Charles K. McClain  
County Administrative Officer  
County of Yuba  
915 8<sup>th</sup> Street, Suite 115  
Marysville, CA 95901

Dear Mr. McClain:

**RE: Review of Yuba County's Adopted Housing Element**

Thank you for submitting Yuba County's element, adopted December 14, 2004, and received for review on December 17, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The review was facilitated by a telephone conversation on December 20, 2004 with Mr. Jeffrey Goldman, the County's consultant. The review also considered third party comments from California Rural Legal Assistance and FREED Center for Independent Living in accordance with Section 65585(c) of the Government Code. The Department is expediting this review to facilitate your application for Workforce Housing Incentive Grant Program funds.

The adopted element adequately addresses the statutory requirements described in the Department's December 1, 2003 review. Therefore, the Department is pleased to find the element in compliance with State housing element law (Article 10.6 of the Government Code). The Department commends Yuba County for adopting new density standards for R-3 zones, for facilitating residential development in commercial zones, and strengthening programs to assist in the development of affordable and special needs housing. The Department's finding of compliance is conditioned on the County's successful implementation of Action 2.1.5 to identify appropriate sites for migrant farmworkers by the end of 2005.

The County must use its annual general plan progress report (Government Code Section 65400) to monitor the implementation of Action 2.1.5 and other housing programs. The reports are due to the Department by October 1 of each year. Failure to submit annual reports will trigger a review by the Department of the compliance status of the element.

For your information, recently enacted legislation (Chapter 706, Statutes of 2002 and Chapter 10, Statutes of 2004; Government Code Section 65863) requires the County of Yuba to ensure inventory of adequate sites can accommodate its share of the regional housing need throughout the planning period. Further, Government Code Section 65863(b) prohibits local governments from lowering a residential density used in determining adequate sites under its housing element unless the locality makes certain findings.

The Department appreciates the County's efforts to bring the housing element into compliance. We wish Yuba County much success in implementing the housing element and addressing the County's housing needs. If we can provide assistance in implementing the County's housing and land-use strategies, please contact Mario Angel, of our staff, at (916) 445-3485.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell  
Deputy Director

cc: Jeffrey Goldman, Consultant, Cotton/Bridges/Associates  
Mark Stivers, Senate Committee on Transportation & Housing  
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office  
Terry Roberts, Governor's Office of Planning and Research  
Nick Cammarota, California Building Industry Association  
Marcia Salkin, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Weiner, California Coalition for Rural Housing  
John Douglas, AICP, Civic Solutions  
Deanna Kitamura, Western Center on Law and Poverty  
S. Lynn Martinez, Western Center on Law and Poverty  
Alexander Abbe, Law Firm of Richards, Watson & Gershon  
Michael G. Colantuono, Colantuono, Levin & Rozell, APC  
Ilene J. Jacobs, California Rural Legal Assistance, Inc.  
Richard Marcantonio, Public Advocates  
Wendy Anderson, Legal Services of Northern California  
Brian Augusta, Legal Services of Northern California  
Celestial Cassiman, Legal Services of Northern California  
Larry Stenzel, Resources for Independent Living  
Dara Schur, Protection & Advocacy, Inc.  
Ethan Evans, Sacramento Housing Alliance